

PREPARED BY AND RETURN TO:
TAYLOR, JONES, ALEXANDER, SORRELL
& McFALL, LTD., ATTORNEYS AT LAW
P. O. BOX 188, SOUTHAVEN, MS 38671
(601)342-1300

STATE MS.-DESOTO CO.

FILED

FEB 17 11 05 AM '99

SANDY RITTENHOUSE
GRANTOR(S)

BK 347 PG 545
W.F. DAVIS CH. CLK.

WARRANTY

DEED

TO

BOBBY E. HEPPNER and wife,
MARY F. HEPPNER
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, SANDY RITTENHOUSE do hereby sell, convey, and warrant unto BOBBY E. HEPPNER and wife, MARY F. HEPPNER as tenants by the entirety with the full rights of survivorship and not as tenants in common the land and all appurtenances thereon lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 123, THE FAIRWAYS, in Section 6, Township 3 South, Range 7 West, City of Hernando, DeSoto County, Mississippi as per plat recorded in Plat Book 39, Pages 41-43 in the Chancery Clerk's Office of DeSoto County, Mississippi.

The above property is the same property conveyed to the Grantor herein by Warranty Deed of record in Book 243, Page 470 in the Chancery Clerk's Office of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision restrictions, building lines and easements, any covenants of record; rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect for DeSoto County, Mississippi.

Taxes for the year 1999 have been prorated as of this date based on the previous year and are to be paid by the Grantees.

Possession is to be given on delivery of this Warranty Deed.

WITNESS my signature(s), this the 16th day of February, 1999.


SANDY RITTENHOUSE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the jurisdiction aforesaid, the within named SANDY RITTENHOUSE who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, as his free act and deed, and for the purposes therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of February, 1999.

 My commission expires: MY COMMISSION EXPIRES SEPT. 1999
Notary Public

PROPERTY ADDRESS: 471 FAIRWAY TRAILS, HERNANDO, MS. 38632
Grantors Address:

386 Gwca
Spartanburg MS 38663
Res# 601 562 0132
Bus# 601 422 5045

Grantees Address:
471 Fairway Trails
Hernando, Ms. 38632
Res# 901-755-7115
Bus# NA